

ORDINANCE NO. \_\_\_\_\_

116

110

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 1001 SOUTH IH-35 FROM LIMITED OFFICE (LO)  
3 DISTRICT, GENERAL OFFICE (GO) DISTRICT, AND COMMERCIAL LIQUOR  
4 SALES (CS-1) DISTRICT TO LAKE COMMERCIAL-CONDITIONAL OVERLAY  
5 (L-CO) COMBINING DISTRICT FOR TRACT ONE, GENERAL OFFICE-  
6 CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT FOR TRACTS  
7 TWO AND FOUR, AND MULTIFAMILY RESIDENCE HIGHEST DENSITY-  
8 CONDITIONAL OVERLAY (MF-6-CO) COMBINING DISTRICT FOR TRACT  
9 THREE.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to  
14 change the base district on the property described in Zoning Case No. C14-06-0053, on file  
15 at the Neighborhood Planning and Zoning Department, as follows:

16  
17 Tract One: From limited office (LO) district and general office (GO) district to  
18 lake-commercial-conditional overlay (L-CO) combining district.

19  
20 A 0.843 acre tract of land, more or less, out of the Santiago del Valle Grant in  
21 Travis County, the tract of land being more particularly described by metes and  
22 bounds in Exhibit "A" incorporated into this ordinance;

23  
24 Tract Two: From commercial-liquor sales (CS-1) district to general office-  
25 conditional overlay (GO-CO) combining district.

26  
27 A 2,270 square foot tract of land, more or less, out of Lots 9, 10, 11, Colorado  
28 River Park in Travis County, the tract of land being more particularly described by  
29 metes and bounds in Exhibit "B" incorporated into this ordinance;

30  
31 Tract Three: From limited office (LO) district to multifamily residence highest  
32 density-conditional overlay (MF-6-CO) combining district.

33  
34 A 0.666 acre tract of land, more or less, out of the Santiago del Valle Grant in  
35 Travis County, the tract of land being more particularly described by metes and  
36 bounds in Exhibit "C" incorporated into this ordinance;

1 Tract Four: From limited office (LO) district to general office-conditional overlay  
2 (GO-CO) combining district.

3  
4 A 0.109 acre tract of land, more or less, out of the Santiago del Valle Grant in  
5 Travis County, the tract of land being more particularly described by metes and  
6 bounds in Exhibit "D" incorporated into this ordinance (the "Property");

7  
8 locally known as 1001 South IH-35, in the City of Austin, Travis County, Texas, and  
9 generally identified in the map attached as Exhibit "E".

10  
11 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
12 established by this ordinance is subject to the following conditions:

- 13
- 14 1. A site plan or building permit for the Property may not be approved, released, or  
15 issued, if the completed development or uses of the Property, considered cumulatively  
16 with all existing or previously authorized development and uses, generate traffic that  
17 exceeds 2,000 trips per day.
- 18
- 19 2. A building or structure on Tract One may not exceed a height of 120 feet from ground  
20 level.

21  
22 Except as specifically restricted under this ordinance, the Property may be developed and  
23 used in accordance with the regulations established for the respective base districts and  
24 other applicable requirements of the City Code.

25  
26 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

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28  
29 **PASSED AND APPROVED**

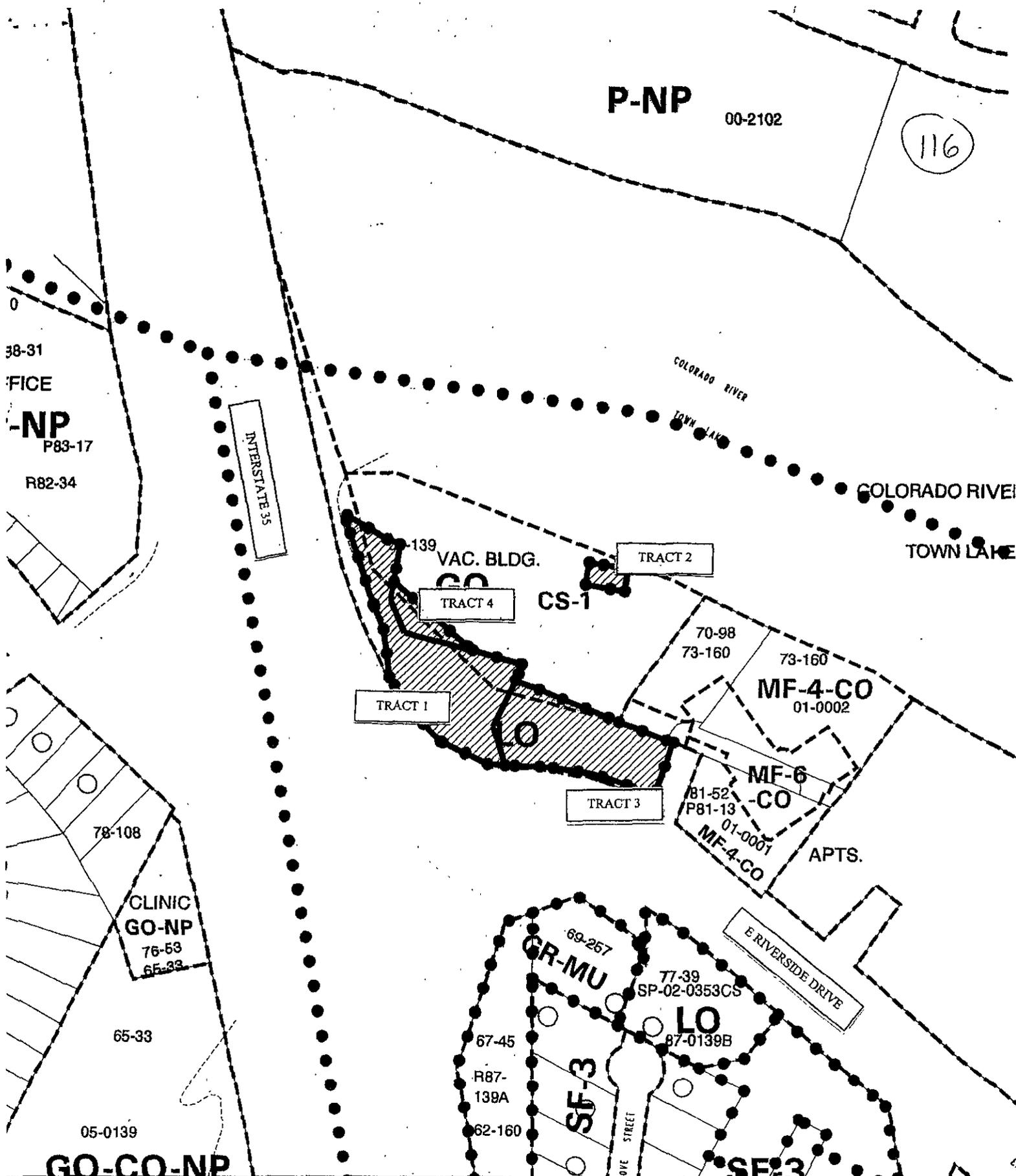
30  
31 §  
32 §  
33 \_\_\_\_\_, 2006 §

34 Will Wynn  
35 Mayor

36  
37  
38 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

39 David Allan Smith  
40 City Attorney

Shirley A. Gentry  
City Clerk



<p>1" = 200'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R.HEIL</p>	<p><b>ZONING</b></p>	<p>CITY GRID REFERENCE NUMBER</p>
	<p>CASE #: C14-06-0053</p>	<p>DATE: 06-07</p>	<p>J20</p>
	<p>ADDRESS: 1001 S IH 35</p>	<p>INTLS: SM</p>	
	<p>SUBJECT AREA (acres): 1.670</p>		